

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 13, 1971

Appeal No. 10643 George H. Tipp on behalf of Contract
Purchasers Melvin & Delores Conrad, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Mr. Hatton dissenting, the following Order of the Board was entered at the meeting of January 19, 1971.

EFFECTIVE DATE OF ORDER - March 11, 1971

ORDERED:

That the appeal for permission to establish a pre-school kindergarten at 3940 Pennsylvania Avenue, S. E., lot 11, Square 5520 be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The property is improved with a brick two (2) story with basement single family dwelling.
3. The appellant proposes to establish a pre-school kindergarten on the premises.
4. The appellant alleged that the lot is approximately 5,000 square feet and that the basement of the dwelling was previously used as a dentist's office. The appellant further alleged that there would be 20 to 25 children attending the school.
5. There was no opposition to the granting of this appeal at the public hearing, however, the Southeast Neighbors Association, Penn Branch Citizens Association, Fort Davis Improvement Association filed letters in opposition to the granting of this appeal.

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OPINION:

It is our opinion that this pre-school kindergarten is so located and the activities therein will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions. We are further of the opinion that the nature of this project is such that the subject premises are reasonably necessary and convenient to the neighborhood which it is proposed to serve.

The Board's approval of the use of these premises as a community center building is effective for a period of two (2) years.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____



PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.